

February 1, 2017

BOARD OF FRANKLIN COUNTY COMMISSIONERS

Meeting Location: Franklin County Annex Building Commission Chambers

Chair Waymire called the meeting to order at 8:30a.m.

Roll call: Chair Colton Waymire present, Vice Chair Randall Renoud present, Commissioner Richard Howard present, Commissioner Richard Oglesby present, Commissioner Roy C. Dunn present.

Chair Waymire asked all in attendance to stand and join him in the Pledge of Allegiance.

Invocation was led by Pastor Aaron Harshaw, Grace Gospel Church, Ottawa.

Public Comment:

Norman Wooge, 3790 Pawnee Rd, Ottawa- said that there is seven Holiday Inn Express hotels within forty miles. We don't need another hotel. What we need is a GM car center. People from the community have to drive to get their cars worked on.

Gene Hirt, 107 Jefferson St, Pomona- said that schools are probably going to take a hit and he hopes they have reserves to dip into. Hopefully they won't have to big of a cut.

Commissioner Oglesby moved and Commissioner Dunn seconded to approve the consent agenda as follows: minutes from the meeting on January 1, 2016, tax change orders in the amount of -\$108.64, an Emergency Vehicle Permit, payroll for the dates of December 21, 2016 to January 20, 2017 in the amount of \$1,180,599.93, a special payroll in the amount of \$951.85, and claim vouchers in the amount of \$850,111.84. All voted "yes".

Mike Works, Leisure Real Estate, discussed his hotel development project. The estimated cost of the hotel will be \$115,000 per key with an estimated 85 rooms in the hotel. He brought a feasibility study from Spurrier Consulting showing the need for this franchise in this market. The need for this hotel has been identified by the franchise, the City of Ottawa, and other businesses in town. He gave projections of increased revenue in Transient Guest Tax.

Public Comment-

Joe Ferguson, 3335 Rock Creek Road, Ottawa- spoke in opposition of using Transient Guest Tax for this project. He said other hotels would close if this hotel comes in. Plenty of meeting space is available already. They should build this on their own merit.

Patricia Claussen, 515 W 2nd St, Ottawa- passed out a portion of the Star Report and brief overview of points of the report. The report does not show a 100% occupancy and that is what it needs to be to build another hotel.

Gene Hirt, 107 Jefferson St, Pomona- said he doesn't want people from outside the community coming in and building this hotel. He wants local people building in this community. He doesn't want the bad reputation coming to town.

Sunny Patel, 2335 S Oak, Ottawa- said he couldn't make the Hampton Inn work and had to change to Comfort Inn. He could have changed to Holiday Inn but after a feasibility study, decided it wouldn't work.

Govind Patel, 1641 Main St, Ottawa- said he owns the Knights Inn and has been in Ottawa in the hotel business since 1983. He said older hotels always struggle when a new hotel comes in. Who is going to stay at a hotel for \$150 per night.

Kevin Patel, 2331 S Cedar, Ottawa- said the hotels in Ottawa cannot meet the needs of the hospital and the college. That is not true. The college would not allow their students to stay with them and other hotels. We have plenty of rooms in the city to host all the guests to the city. The Econolodge was at 38% occupancy for 2016. We need to use the Transient Guest Tax for more activities in Ottawa to get more people her like tourist attractions and recreation in the area.

Janet Paddock, County Clerk, said she spoke with KDOR and will be set up to receive reports on the Transient Guest Tax to find numbers if the Commission moves forward on the project. Also, this hotel would be required to pay the full 6% of Transient Guest Tax and be rebated the 3% if this project is approved

Derek Brown, Interim Administrator, discussed what the county can use the Transient Guest Tax on.

Commissioner Howard said it is not the Commission's decision to decide what comes to town, just whether to give the TGT to help this project.

James Oltman, Franklin County Development Council, said the City of Ottawa will bring something to the table as far as incentives but has to be decided on. He said it is his job to help take the emotions out of the decision and help the board look at the hard numbers.

Commissioner Renoud said he would be in favor of something if we get a meeting room and on the west side of Princeton street.

The Commission discussed the request and what the county needs out of the project.

Derek Brown, Interim Administrator, recapped the items that the Commissioners would like to see in a contract to be developed between the developer and the county if Transient Guest Taxes are approved. The items are as follows: 3% of the Transient Guest Tax for 10 years, minimum wage to be paid to employees would be \$10, conference room that could be used taxing entities for no charge assuming it is not in use, must build on the west side of Princeton Street, if TGT isn't increased then the developer doesn't get any money and the total amount to the developer would be capped at an amount to be determined as necessary for the project.

Commissioner Renoud moved and Commissioner Oglesby seconded to pledge Transient Guest Tax funds to the Holiday Inn Express Project if a contract is agreed upon and meets all the terms as listed. Commissioners Waymire, Renoud and Oglesby voted "yes" and Commissioners Howard and Dunn voted "no".

Chair Waymire recessed the Commission at 10:10a.m. until 10:15a.m.

The Commission reconvened at 10:15a.m.

Nick Robbins, EMS Chief, reviewed the December 2016 EMS Report. The department received 303 calls for an average of 9.77 per day. The report showed revenue of \$81,726.42, adjustments of \$48,099.67, set offs of \$10,937.98 and \$5,056.40 to Midwest Collections. Robbins also reviewed the year-end report that showed 3,539 responses in 2016.

Commissioner Dunn moved and Commissioner Oglesby seconded to approve the December 2016 EMS report with adjustments of \$48,099.67, set offs of \$10,937.98 and \$5,056.40 to Midwest Collections. All voted "yes".

Chair Waymire recessed the Commission for five minutes at 10:37a.m. for the IT Department to make adjustments to the video equipment.

The Commission reconvened at 10:42a.m.

Jon Hiatt, Solid Waste Director, discussed the purchase of a track loader from Foley Equipment for the landfill. The cost the 953D track loader is \$265,000 with a trade-in allowance of \$63,000 for the track loader from Public Works for a difference of \$202,000. The department has budgeted \$250,000 for the purchase. Public Works will pay the Solid Waste Department \$85,000 for the difference of the older trade-in.

Commissioner Renoud moved and Commissioner Dunn seconded to approve the purchase of a 953D track loader from Foley Equipment in an amount of \$202,000. All voted "yes".

Larry Walrod discussed rezoning application #1609-1423 (Welch) to rezone approximately 10 acres from an A-1 agriculture to an R-E residential estate district. The property is located on the north side of John Brown Road between Iowa and Louisiana Roads.

Commissioner Howard moved and Commissioner Renoud seconded to approve rezoning application #1609-1423 (Welch) to rezone approximately 10 acres from an A-1 agriculture to an R-E residential estate district. All voted "yes".

Derek Brown, Interim Administrator, discussed the proposed Pomona Law Enforcement Contract. The contract remains mostly unchanged from the previous years except a slight increase in amount of the contract.

Public Comment-

Gene Hirt, 107 Jefferson St, Pomona- said the city wouldn't answer questions and give figures from the contract. He also wanted to know if the county would change the contract date from January to February to reflect when the contract was really signed. He also wanted to know why the Sheriff isn't involved in negotiating the contract.

Commissioner Dunn moved and Commissioner Renoud seconded to approve the Law Enforcement Contract with the City of Pomona. All voted "yes".

Chair Waymire discussed the proposed contract with Derek Brown to be the Administrator on a permanent basis. The Commission hired outside council to review the contract on behalf of the Commission.

Commissioner Renoud moved and Commissioner Howard seconded to enter into Executive Session for a matter of Attorney/Client Privilege for 10 minutes at 10:56a.m. with only the Commissioners. All voted "yes".

The Commission reconvened at 11:06a.m. No action taken.

Public Comment was called but the commenter was not in the audience.

Commissioner Renoud moved and Commissioner Dunn seconded to approve the employment contract between Derek Brown and Franklin County to fill the Administrator position. All voted "yes".

Staff reports were given by Derek Brown, Administrator; Janet Paddock, County Clerk and Jeff Richards, Sheriff.

Commissioner Renoud moved and Commissioner Oglesby seconded to adjourn the meeting at 11:20a.m. All voted "yes".

Clerk

Chair